



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
SANBORNVILLE NH 03872
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**Planning Board Public Meeting Notice & Agenda
LIVE/ VIRTUAL ZOOM MEETING**

October 5, 2023 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference Room**

Zoom Meeting ID: 854 7894 3567 Passcode: 292108; Dial by your location: +1 301 715 8592 US (Washington DC) +1 312 626 6799, US (Chicago) +1 646 558 8656 US (New York)

- A. Pledge of Allegiance & Call to Order
- B. Seat Alternates as necessary
- C. Public Comment
- D. Public Hearings:

- *****Continuance requested to Oct. 19 Planning Board meeting: Major Subdivision Application:** submitted by Daniel Flores, PE, of SFC Engineering Partnership, Inc., of Windham, NH, for property owned by Wyman's Cove LLC, 161 North Road, TM 110-6, 23 acres in the RIII and RII Zoning Districts. The applicants seek approval of a Major Subdivision Application to create four new buildable lots, with the original lot reduced to 1.35 acres and four new lots >3.4 acres. The application includes a waiver request from Development Regulations:

Article VI, Section 6.01.7 that requires Subdivision along a Class VI Road, or any private road, shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town's ordinances. Owner proposed continuation of the existing private road (North Road.)

If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered.

- **Continued from September 21st Planning Board meeting: Conditional Use Permit Application:** submitted by Empower Energy Solutions, Inc., of Darien, CT, for property located at Map 180, Lot 075, .712-acre lot, at 9 Sheila Lane, owned by Joshua and Mariah Fournier. The applicant seeks approval of a Conditional Use Permit to

install 32 ground-mounted solar panels. The property is located in the R1 Residential zone. Empower representative Fritz Deol is expected to attend via Zoom.

If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered.

E. Conceptual Review:

F. Board Business:

- Review of septic system ordinances that other NH towns have instituted for waterfront properties

G. Approval of minutes: September 21, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): October 19, 2023